

## **ORDINANCE 20-V**

**AN ORDINANCE OF THE CITY OF ALVIN, TEXAS, GRANTING CONSENT TO THE ADDITION OF APPROXIMATELY 202.673 ACRES OF LAND TO BRAZORIA-FORT BEND COUNTIES MUNICIPAL UTILITY DISTRICT NO. 3; MAKING FINDINGS OF FACT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Alvin, Texas (the “City”), consented to the creation of Brazoria-Fort Bend Counties Municipal Utility District No. 3 (the “District”) by Resolution No. 19-R-11, passed and adopted by City Council on March 7, 2019; and

**WHEREAS**, the District was created pursuant to Senate Bill 1038, 86th Texas Legislature, Regular Session, the (“Act”) codified at Chapter 8075, Texas Special District Local Laws Code, effective September 1, 2019, and operates pursuant to Chapters 49 and 54 of the Texas Water Code, as amended; and

**WHEREAS**, the District and D.R. Horton-Texas, Ltd., a Texas limited partnership, 258 Colony Investments, Ltd., a Texas limited partnership, and Hannover Estates, Ltd., a Texas limited partnership (collectively referred to herein as the “Property Owner”), have petitioned the City to consent to the addition to the District approximately 202.673 acres of land more fully described in the petition and the exhibit attached hereto as Exhibit A; and

**WHEREAS**, the land sought to be annexed into the District is situated partially within the extraterritorial jurisdiction of the City of Alvin, Texas, and partially within the extraterritorial jurisdiction of the City of Missouri City, Texas, as such term is determined pursuant to Chapter 42 of the Texas Local Government Code; and

**WHEREAS**, Section 54.016 of the Texas Water Code, as amended, provides that no land within the corporate limits of a city or within the extraterritorial jurisdiction of a city, shall be included within a municipal utility district unless such city grants its written consent to the inclusion of the land within the district; and

**WHEREAS**, the City Council of the City desires to create Ordinance No. 20-V, as set forth herein, for the purpose of consenting to the addition of said land to the District and establishing the terms and conditions of such consent.

**NOW, THEREFORE; BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALVIN, TEXAS:**

**Section 1.** The facts and recitals set forth in the preamble of this Ordinance are hereby found to be true and correct.

**Section 2.** The City Council of the City of Alvin, Texas, hereby grants its specific written consent to the addition of the approximately 202.673 acres of land referenced above that are

situated partially within the extraterritorial jurisdiction of the City of Alvin, Texas, and partially within the extraterritorial jurisdiction of the City of Missouri City, Texas, into the District as described in the Petition and the exhibit, attached hereto as Exhibit A. This Ordinance shall not impair the effectiveness of any agreement between the City and the District dated prior to the effective date hereof or conditions contained in Resolution No. 19-R-11 consenting to the creation of the District.

**Section 3.** In addition to all the rights and remedies provided by the laws of the State of Texas, in the event the District violates the terms and provisions of the City's written consent, the City shall be entitled to injunctive relief or a writ of mandamus issued by a court of competent jurisdiction restraining, compelling or requiring the District and its officials to observe and comply with the terms and provisions of this Ordinance.

**Section 4.** That if any provision of this Ordinance or the application of any provision to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

**Section 5.** That this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Texas Local Government Code.

**Section 6.** **Open Meetings Act.** It is hereby officially found and determined that the meeting at which this resolution was passed was open to the public and public notice of the time, place and purpose of said meeting was given, all as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

**PASSED AND APPROVED** on this the 6<sup>th</sup> day of August 2020.

**CITY OF ALVIN, TEXAS**

By: \_\_\_\_\_

Paul A. Horn, Mayor

**ATTEST**

By: \_\_\_\_\_

Dixie Roberts, City Secretary

**PETITION FOR CONSENT TO ANNEX LAND INTO  
BRAZORIA-FORT BEND COUNTIES MUNICIPAL UTILITY DISTRICT NO. 3**

THE STATE OF TEXAS §

COUNTIES OF BRAZORIA AND FORT BEND §

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF ALVIN, TEXAS:

The undersigned, D.R. HORTON-TEXAS, LTD., a Texas limited partnership, 258 COLONY INVESTMENTS, LTD., a Texas limited partnership, and HANNOVER ESTATES, LTD., a Texas limited partnership (collectively referred to herein as the "Property Owner"), respectfully petition the City of Alvin, Texas for its consent to the addition of land to the District. In support of this Petition, the Property Owner would show the following:

I.

The land sought to be added to the District (referred to as the "Property") is described by metes and bounds in Exhibit "A", attached hereto and made a part hereof for all purposes.

II.

The Property contains approximately 202.673 acres of land, is contiguous to the District, and lies within Brazoria and Fort Bend Counties, Texas, and not within the boundaries of any incorporated city or town. The Property lies partially within the extraterritorial jurisdiction of the City of Alvin, Texas, and partially within the extraterritorial jurisdiction of the City of Missouri City, Texas, as such term is determined pursuant to Chapter 42 V.T.C.A. Local Government Code.

III.

Property Owner is the holder of title to the Property as shown by the Brazoria and Fort Bend Counties Tax Rolls and conveyances of record. No person or entity holds a lien on the Property.

IV.

The District was duly created and established pursuant to Senate Bill 1038, Acts of the 86th Legislature, Regular Session, 2019, Chapter 8075, Texas Special District Local Law Code, effective September 1, 2019 (the "Act"). The District is organized for the purposes found in Chapters 49 and 54, Texas Water Code, as amended, to provide for:

(1) the control, storage, preservation, and distribution of its storm water and floodwater, the water of its rivers and streams for irrigation, power and all other useful purposes;

- (2) the reclamation and irrigation of its arid, semiarid, and other land needing irrigation;
- (3) the reclamation and drainage of its overflowed land and other land needing drainage;
- (4) the conservation and development of its forests, water, and hydroelectric power;
- (5) the navigation of its inland and coastal water;
- (6) the control, abatement, and change of any shortage or harmful excess of water;
- (7) the protection, preservation, and restoration of the purity and sanitary condition of water within the state; and
- (8) the preservation of all natural resources of the state; and
- (9) the construction, operation and maintenance of roads, parks and recreational facilities serving the District.

The District is empowered and authorized to purchase, construct, acquire, own, operate, maintain, repair, improve, or extend inside and outside its boundaries any and all works, improvements, facilities, plants, equipment, and appliances necessary to accomplish the purposes of its creation.

## V.

The general nature of the work to be done by and within the Property at the present time is the construction, maintenance and operation of a waterworks system for domestic and commercial purposes; the construction, maintenance and operation of a sanitary sewer collection system and sewage disposal plant; the control, abatement and amendment of the harmful excess of waters and the reclamation and drainage of overflowed lands within the lands to be included within the District; and the construction, installation, maintenance, purchase and operation of roads, parks and recreational facilities and of such additional facilities, systems, plants and enterprises as shall be consistent with the purposes for which the District is organized.

## VI.

There is a necessity for the improvements above described because the Property is located within an area that is experiencing substantial and sustained residential and commercial growth, is urban in nature and is not supplied with adequate water, sanitary sewer and drainage facilities and services, and roads and park and recreational facilities. The health and welfare of the future inhabitants of the Property require the acquisition and installation of an adequate waterworks, sanitary sewer and storm drainage system, roads and park and recreational facilities.



The purchase, construction, extension, improvement, maintenance and operation of such waterworks system and storm and sanitary sewer collection and disposal systems will conserve and preserve the natural resources of this State by promoting and protecting the purity and sanitary condition of the State's waters and will promote and protect the public health and welfare of the community; therefore, a public necessity exists for the inclusion of the Property within the District.

VII.

Said proposed improvements are practicable and feasible, in that the terrain of the Property is of such a nature that a waterworks system and sanitary and storm sewer systems can be constructed at a reasonable cost; and said land will be rapidly developed for commercial, multi-family and/or residential purposes.

VIII.

A preliminary investigation has been instituted to determine the cost of the project attributable to the Property, and it is now estimated by those filing this Petition, from such information as they have at this time, that the ultimate cost of the development contemplated will be approximately \$23,151,000.

WHEREFORE, the undersigned respectfully pray that this Petition be granted in all respects and that the City Council of the City of Alvin, Texas, adopt a resolution giving its written consent to the addition of the Property to the District.

**[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]**

RESPECTFULLY SUBMITTED this 26 day of JUNE, 2020.

“PROPERTY OWNER”

D.R. Horton-Texas, Ltd.,  
a Texas limited partnership

By: D.R. Horton, Inc.,  
a Delaware corporation  
Authorized Agent

By: 

Name: Jonathan Woodruff  
Asst. Vice President

Title: \_\_\_\_\_

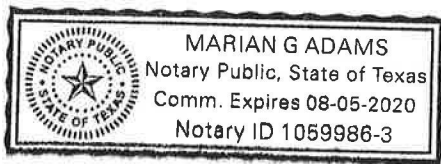
258 COLONY INVESTMENTS, LTD.  
A Texas limited partnership


By: FW Companies, LLC  
a Texas limited liability company  
its General Partner

By:   
Name: Brad Richie  
Title: Secretary

STATE OF TEXAS                   §  
   §  
COUNTY OF BEXAR           §

This instrument was acknowledged before me on the 2nd day of June, 2020, by Brad Richie, Secretary of FW Companies, LLC, a Texas limited liability company, the General Partner of 258 Colony Investments, Ltd., a Texas limited partnership, on behalf of said entity.




  
Notary Public, State of TEXAS

(SEAL)

HANNOVER ESTATES, LTD.,  
a Texas limited partnership

By: Amvest Corporation,  
a Texas corporation,  
its general partner

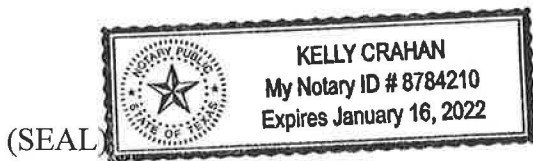
By:   
Name: Clinton Wong  
Title: President

THE STATE TEXAS

§  
§  
§

COUNTY OF HARRIS

This instrument was acknowledged before me on the 24<sup>th</sup> day of April, 2020 by Clinton Wong, President of Amvest Corporation, a Texas corporation, which is the general partner of HANNOVER ESTATES, LTD., a Texas limited partnership, on behalf of said corporation.



  
Notary Public, State of TEXAS

**EXHIBIT "A"**  
**Description of the Property**

**(see attached)**

County: Fort Bend  
Project: Southern Colony  
Job No. 185567  
MBS No. 19-131 (Revised)

### FIELD NOTES FOR 49.946 ACRES

Being a tract containing 49.946 acres of land, located in the William Hall Survey, Abstract 31, in Fort Bend County, Texas, said 49.946 acre tract being a call 50.111 acre tract recorded in File Number 2010065970 of the Official Records of Fort Bend County (O.R.F.B.C.) and being Lot 8 of the T.W. & J.H.B. House Subdivision as recorded in Volume 7, Page 301 of the Fort Bend County Deed Records (F.B.C.D.R.); Said 49.946 acre tract being more particularly described by metes and bounds as follows (bearings being based on the Texas Coordinate System, South Central Zone, NAD 83, as derived from GPS Observations):

**Beginning** at a 2x2 steel bar marked with a 2-inch PVC stand pipe located at the northwest corner of said 50.111 acre tract and being the northwest corner of said Lot 8, the southwest corner of Lot 2, southeast corner of Lot 3 and northeast corner of Lot 7, all of said T.W. & J.H.B. Subdivision;

Thence, with the northerly line of said Lot 8 and the southerly line of said Lot 2, North 86 degrees 55 minutes 29 seconds East, a distance of 1367.28 feet to a 2-inch PVC stand pipe found at the northeasterly corner of said Lot 8, the southeasterly corner of said Lot 2, the southwesterly corner of Lot 1 and the northwesterly corner of Lot 9, said T.W. & J.H.B. Subdivision;

Thence, with the easterly line of said Lot 8 and the westerly line of said Lot 9, South 03 degrees 04 minutes 56 seconds East, a distance of 1591.23 feet to a 2-inch PVC stand pipe found at the southeasterly corner of said Lot 8, the southwesterly corner of said Lot 9, the northwesterly corner of Lot 10 and the northeasterly corner of Lot 11, both of said T.W. & J.H.B. Subdivision;

Thence, with the southerly line of said Lot 8 and the northerly line of said Lot 11, South 86 degrees 55 minutes 29 seconds West, a distance of 1367.28 feet to a 2-inch PVC stand pipe found at the southwesterly corner of said Lot 8, the northwesterly corner of said Lot 11 and the southeasterly corner of aforesaid Lot 7;

Thence, with the westerly line of said Lot 8 and the easterly line of said Lot 7, North 03 degrees 04 minutes 56 seconds West, a distance of 1591.23 feet to the **Point of Beginning** and containing 49.946 acres of land.

GBI PARTNERS, L.P.  
TBPLS Firm No. 10130300  
Ph: 281.499.4539  
May 3, 2019  
(Revised: 10/22/2019)



*Jon P. Bordovsky*  
10/22/2019



County: Fort Bend & Brazoria  
Project: Southern Colony  
Job No. 185567  
MBS No. 19-132 (Revised)

**FIELD NOTES FOR 40.632 ACRES**

Being a tract containing 40.632 acres of land, located in the William Hall Survey, Abstract 31, in Fort Bend County, Texas, and the William Hall Survey, Abstract 713, in Brazoria County, Texas; Said 40.632 acre tract being a portion of a call 50 acre tract recorded in the names of Charles W. Cope and David M. Cope in Volume 759, Page 173 of the Brazoria County Deed Records (B.C.D.R.) and Volume 1378, Page 558 of the Fort Bend County Deed Records (F.B.C.D.R.), and being Lot 9 of the T.W. & J.H.B. House Subdivision as recorded in Volume 7, Page 301 of the F.B.C.D.R.; Said 40.632 acre tract being more particularly described by metes and bounds as follows (bearings being based on the Texas Coordinate System, South Central Zone, NAD 83, as derived from GPS Observations):

**Beginning** at a 2-inch PVC stand pipe located at the northwest corner of said 50 acre tract and being the northwest corner of said Lot 9, the southwest corner of Lot 1, southeast corner of Lot 2 and northeast corner of Lot 8, all of said T.W. & J.H.B. Subdivision;

Thence, with the northerly line of said Lot 9 and the southerly line of said Lot 1, North 86 degrees 55 minutes 29 seconds East, a distance of 801.45 feet;

Thence, through and across aforesaid Lot 9, the following two (2) courses:

- 1) South 09 degrees 59 minutes 42 seconds East, a distance of 790.22 feet;
- 2) North 86 degrees 55 minutes 04 seconds East, a distance of 471.76 feet to the easterly line of aforesaid William Hall Survey and the westerly line of the H.T.&B.R.R. Co. Lot 68 Survey, Abstract 561;

Thence, with said common survey line, South 03 degrees 04 minutes 56 seconds East, a distance of 806.83 feet to a 2-inch PVC stand pipe found at the southeasterly corner of said Lot 9 and the northeasterly corner of Lot 10 of said T.W. & J.H.B. Subdivision;

Thence, with the southerly line of said Lot 9 and the northerly line of said Lot 10, South 86 degrees 55 minutes 29 seconds West, a distance of 1368.32 feet to a 2-inch PVC stand pipe found at the southwesterly corner of said Lot 9, the northwesterly corner of said Lot 10 and the southeasterly corner of aforesaid Lot 8;

Thence, with the westerly line of said Lot 9 and the easterly line of said Lot 8, North 03 degrees 04 minutes 56 seconds West, a distance of 1591.23 feet to the **Point of Beginning** and containing 40.632 acres of land.

GBI PARTNERS, L.P.  
TBPLS Firm No. 10130300  
Ph: 281.499.4539  
May 3, 2019  
(Revised 10/28/2019)



*[Handwritten signature]*

County: Brazoria  
Project: Southern Colony  
Job No. 185567  
MBS No. 19-019 (Revised)

### FIELD NOTES FOR 15.987 ACRES

Being a tract containing 15.987 acres of land, located in the H.T.&B. R.R. Co. Lot 68, Abstract 561, in Brazoria County, Texas; Said 15.987 acre tract being a portion of a call 28 acre tract recorded in the name of R.M. Caldwell in Volume 400, Page 249 of the Brazoria County Deed Records (B.C.D.R.); Said 15.987 acre tract being more particularly described by metes and bounds as follows (bearings being based on the Texas Coordinate System, South Central Zone, NAD 83, as derived from GPS observations):

**Commencing** at a 2-inch PVC pipe found at the southeast corner of Lot 1, T.W. & J.H.B. House Subdivision, a subdivision recorded in Volume 7, Page 301 of the Fort Bend County Deed Records (F.B.C.D.R.), the northeast corner of Lot 9, said T.W. & J.H.B. House Subdivision and being on the easterly line of the William Hall Survey, Abstract 713, the westerly line of the H.T.&B. R.R. Co. (also being the westerly line of the now cancelled A.B. Langerman Survey, Abstract 625) and the westerly line of a 100-foot wide tract recorded in the name of Bayou Rifles, Inc. in File Number 2001052768 of the Official Public Records of Real Property Brazoria County Texas (O.P.R.R.P.B.C.T.), from which a 2-inch PVC pipe found at the northwesterly corner of said Lot 9 and the southwesterly corner of said Lot 1 bears South 86 degrees 55 minutes 29 seconds West, a distance of 1368.32 feet and a 5/8-inch iron rod found at the northeasterly corner of said Lot 1 bears North 03 degrees 04 minutes 56 seconds West, a distance of 1591.83 feet;

Thence, through and across aforesaid 100-foot wide tract, North 04 degrees 12 minutes 33 seconds East, a distance of 787.91 feet to the **Point of Beginning** of the herein described tract;

Thence, with the easterly line of said 100-foot wide tract and the westerly line of said call 28 acre tract, North 03 degrees 04 minutes 56 seconds West, a distance of 1206.09 feet to a 5/8-inch iron rod set at the northwest corner of said call 28 acre tract, the northeast corner of said 100-foot wide tract and being on the southerly line of a call 26 acre tract recorded in the name of Jean W. Payne Trust in File Number 1997040600 of the O.P.R.R.P.B.C.T., from which the aforesaid 5/8-inch iron rod found at the northeasterly corner of Lot 1 bears South 11 degrees 05 minutes 48 seconds West, a distance of 408.24 feet;

Thence, with said southerly line and the northerly line of said call 28 acre tract, North 86 degrees 49 minutes 06 seconds East, a distance of 576.96 feet to a 5/8-inch iron rod set at the northeasterly corner of said call 28 acre tract;

Thence, with the easterly line of said call 28 acre tract, South 03 degrees 03 minutes 55 seconds East, a distance of 1208.76 feet to a 5/8-inch iron rod set on the northerly line of a call 1.320 acre tract styled as Tract V and recorded in the name of Baker Process, Inc. in File Number 2010007798 of the O.P.R.R.P.B.C.T., from which a 5/8-inch iron rod with "4079" cap found at the northeasterly corner of said 1.320 acre tract bears North 87 degrees 05 minutes 01 second East, a distance of 183.48 feet;

Thence, with said northerly line, South 87 degrees 05 minutes 01 second West, a distance of 576.60 feet to the **POINT OF BEGINNING** and containing 15.987 acres of land.

**THIS DESCRIPTION WAS PREPARED IN CONNECTION WITH A PLAT OF SURVEY DATED JANUARY 31, 2019 AND FILED UNDER JOB NUMBER 185567 AT GBI PARTNERS, L.P.**

GBI PARTNERS, L.P.  
TBPLS Firm No. 10130300  
Ph: 281.499.4539  
January 31, 2019  
(Revised 10/28/2019)



*JB*

County: Fort Bend  
Project: Southern Colony  
Job No. 185567  
MBS No. 18-231(Revised)

**FIELD NOTES FOR 83.252 ACRES**

Being a tract containing 83.252 acres of land, located in the William Hall Survey, Abstract 31, in Fort Bend County, Texas, said 83.252 acre tract being a portion of a call 162.2524 acre tract recorded in the name of Hannover Estates, LTD. in File Number 2004018462 of the Official Records of Fort Bend County (O.R.F.B.C.) and being a portion of Lots 5 and 6, T.W. & J.H.B. House Subdivision, a subdivision recorded in Volume 7, Page 301 of the Fort Bend County Deed Records (F.B.C.D.R.); Said 83.252 acre tract being more particularly described by metes and bounds as follows (bearings being based on the Texas Coordinate System, South Central Zone, NAD 83, as derived from GPS Observations):

**Beginning** at a 5/8-inch iron rod with cap found at the southeasterly corner of Reserve "A", Fort Bend ISD Ferndell Henry Center for Learning, a subdivision recorded in Plat Number 20110173 of the Fort Bend County Plat Records (F.B.C.P.R.);

Thence, with the easterly line of said Reserve "A", North 03 degrees 05 minutes 05 seconds West, a distance of 1279.62 feet to a 5/8-inch iron rod set at the southwest corner of a call 1.284 acre tract recorded in the name of Fort Bend County M.U.D. Number 141 in File Number 2018043550 of the O.R.F.B.C.;

Thence, with the southerly line of said 1.284 acre tract, North 86 degrees 54 minutes 45 seconds East, a distance of 175.00 feet to a 5/8-inch iron rod set at the southeasterly corner of said 1.284 acre tract and being on the westerly line of a call 363.942 acre tract recorded in the name of J.H. Caldwell, et al in Volume 796, Page 565 of the O.R.F.B.C.;

Thence, with said easterly line, South 03 degrees 05 minutes 12 seconds East, a distance of 1272.32 feet to a 5/8-inch iron rod set at a southwesterly corner of said 363.942 acre tract;

Thence, with a southerly line of said 363.942 acre tract, North 86 degrees 57 minutes 10 seconds East, a distance of 353.80 feet to a 5/8-inch iron rod set at the northeasterly corner of aforesaid 162.2524 acre tract;

Thence, with the easterly line of said 162.2524 acre tract, South 03 degrees 04 minutes 56 seconds East, a distance of 1593.59 feet to a 5/8-inch iron rod found on the northerly line of Southern Colony Section 4A, a subdivision recorded in Plat Number 20180188 of the F.B.C.P.R.;

Thence, with said northerly line and the northerly line of Southern Colony Section 2B, a subdivision recorded in Plat Number 20170104 of the F.B.C.P.R., South 86 degrees 48 minutes 40 seconds West, a distance of 2217.26 feet to a 5/8-inch iron rod set on the northerly line of a call 4.314 acre tract styled as Tract Two and recorded in the name of BLSR Operating, LTD. in File Number 2006152319 of the O.R.F.B.C. and being on a line 350-feet easterly of and parallel to the easterly Right-of-Way (R.O.W.) line of F.M.521 (115-feet wide);

Thence, with said parallel line, North 02 degrees 29 minutes 05 seconds East, a distance of 1599.48 feet to a 5/8-inch iron rod set on the southerly line of aforesaid Reserve "A";

Thence, with said southerly line, North 86 degrees 58 minutes 01 seconds East, a distance of 1533.24 feet to the **POINT OF BEGINNING** and containing 83.252 acres of land.

**THIS DESCRIPTION WAS PREPARED IN CONNECTION WITH A PLAT OF SURVEY DATED OCTOBER 22, 2019 AND FILED IN JOB NUMBER 185567 AT GBI PARTNERS, L.P.**

GBI PARTNERS, L.P.  
TBPELS Firm No. 10130300  
Ph: 281.499.4539  
September 14, 2018  
(Revised 10/22/2019)



*JPB*  
10/22/2019

County: Fort Bend  
Project: Southern Colony  
Job No. 185567  
MBS No. 19-328

**FIELD NOTES FOR 12.856 ACRES**

Being a tract containing 12.856 acres of land, located in the William Hall Survey, Abstract 31, in Fort Bend County, Texas, said 12.856 acre tract being a portion of a call 162.2524 acre tract recorded in the name of Hannover Estates, LTD. in File Number 2004018462 of the Official Records of Fort Bend County (O.R.F.B.C.); Said 12.856 acre tract being more particularly described by metes and bounds as follows (bearings being based on the Texas Coordinate System, South Central Zone, NAD 83, as derived from GPS observations):

**Beginning** at a 5/8-inch iron rod with cap found at the southwesterly corner of Reserve "A", Fort Bend ISD Ferndell Henry Center for Learning, a subdivision recorded in Plat Number 20110173 of the Fort Bend County Plat Records (F.B.C.P.R.) and being on the easterly Right-of-Way (R.O.W.) line of F.M. 521 (115-feet wide);

Thence, with the southerly line of said Reserve "A", North 86 degrees 58 minutes 01 seconds East, a distance of 351.63 feet to a line 350-feet easterly of and parallel to the aforesaid easterly R.O.W. line of F.M. 521;

Thence, with said parallel line, South 02 degrees 29 minutes 05 seconds West, a distance of 1599.48 feet to the northerly line of a call 4.314 acre tract styled as Tract Two and recorded in the name of BLSR Operating, LTD. in File Number 2006152319 of the O.R.F.B.C.,

Thence, with said northerly line, South 86 degrees 48 minutes 40 seconds West, a distance of 351.72 feet to the aforesaid easterly R.O.W. line of F.M. 521;

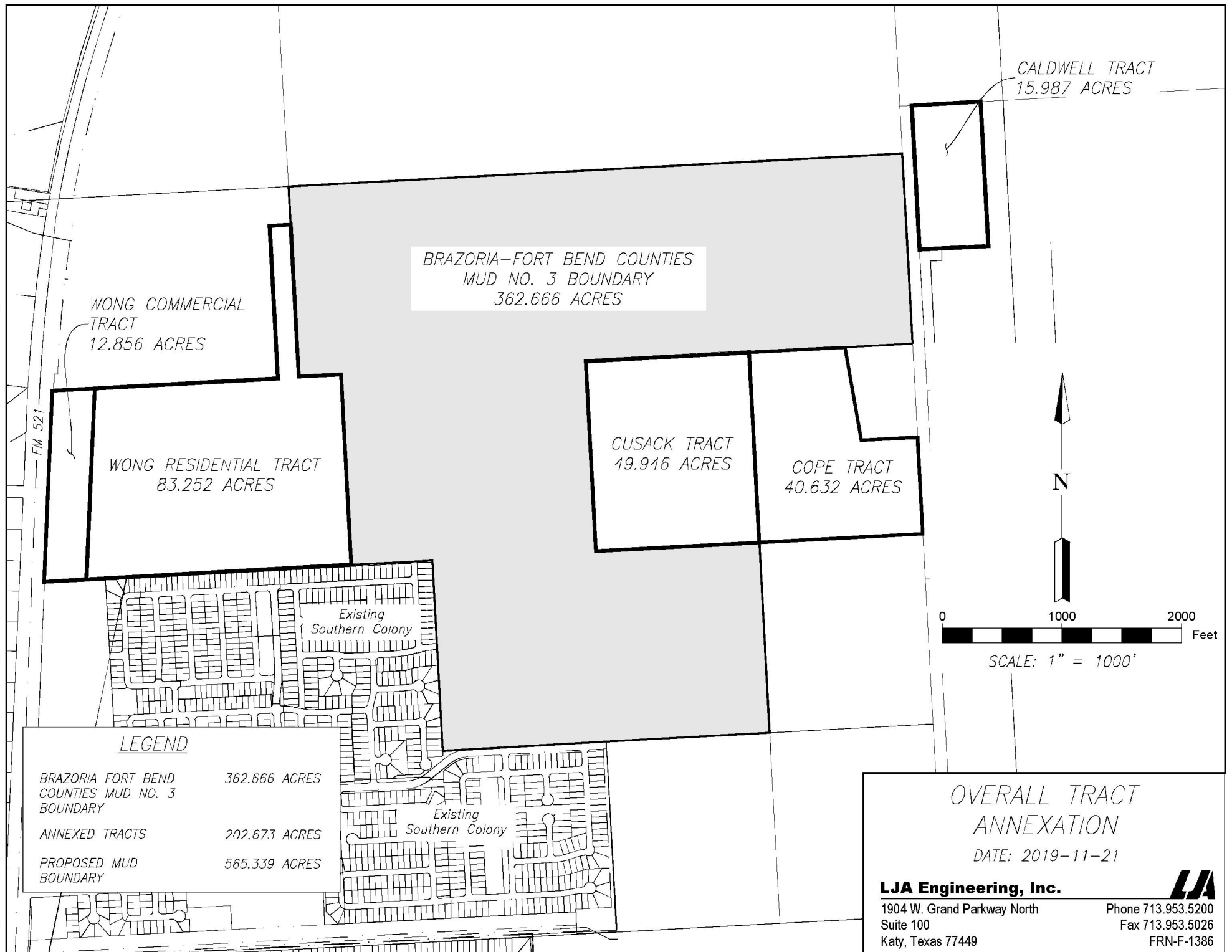
Thence, with said R.O.W. line, North 02 degrees 29 minutes 05 seconds East, a distance of 1600.44 feet to the **Point of Beginning** and containing 12.856 acres of land.

GBI PARTNERS, L.P.  
TBPLS Firm No. 10130300  
Ph: 281.499.4539  
October 23, 2019



*JPB*  
10/23/2019





OVERALL TRACT  
 ANNEXATION  
 DATE: 2019-11-21

**LJA Engineering, Inc.**

1904 W. Grand Parkway North  
 Suite 100  
 Katy, Texas 77449

Phone 713.953.5200  
 Fax 713.953.5026  
 FRN-F-1386

